

EDUCATIONAL SERVICE CENTER



Property Description

The Educational Service Center (ESC) is located at 4730 Colby Avenue, Everett. The property is situated southwest of the intersection of 47th Street SE and Colby Avenue within the City of Everett and is bounded by Rucker Avenue to the west, Colby Avenue to the east, 47th Street SE to the north, and privately-owned single-family parcels to the south. The site has approximately 850 feet of frontage on Colby and Rucker Avenues, and 450 feet of frontage along 47th Street SE. The property has immediate access to Colby Avenue (north/south arterial) and is approximately one-half mile from the Interstate-5 interchange at 41st Street. Buildings on the property consist of a 13,550 square foot (SF) office building constructed in 1964, and to the west of the building is a 2,770 SF “portable” building, added several years after the ESC building was constructed. The buildings are served by paved surface parking on a lot to the south of the buildings, all of which are near the center of the 8.1-acre (350,222 SF) site. Currently the main building is used for administrative functions for the District.

Comprehensive Plan/Zoning: The entire site is designated as Public in the City of Everett’s Comprehensive Plan and zoned R-1, allowing a maximum density of one dwelling unit per 6,000 SF of land. There are certain non-residential uses allowed (such as home occupations and public recreation), and other types of non-residential uses that require a Special Property Use (SPU) permit. Recently the city of Everett found references to an approved Special Property Use issued in 1963 for a district school administration building. While they were unable to find the actual application or plans, the city has determined the Special Property Use applies to the property. Redevelopment of the site for the continued use by the District would also warrant a SPU if the improvements were over the code threshold. Neither the site nor existing structures are designated on City, State or National Historic Registers.